

06-0-1955

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-06-99
Date Filed: 8-8-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1602 Johnson Road, N.W. and 1380/1430 Rockdale Street, N.W.**, be changed from the PD-H (Planned Development-Housing) District to the PD-MU (Planned Development-Mixed Use) District to the, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 225 and 190, 17th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Z-06-99

Property Description
Overall Site Area
Rockdale Street
Atlanta, Georgia
Fulton County, Georgia

AUG - 6 2006
BUREAU OF
PLANNING

All that tract or parcel of land lying and being in land lot 190 & 225 of the 17th District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 1/2" rebar found at the intersection of the Easterly right-of-way Johnson Road (80' right-of-way) and the Southerly right-of-way of Rockdale Street (60' right-of-way), Thence continuing along said right-of-way of Rockdale Street the following courses and distances: South 29 degrees 57 minutes 23 seconds East, a distance of 68.65 feet to a point; along a curve to the to the left, an arc length of 147.98 feet, said curve having a radius of 639.27 feet with a chord distance of 147.65 feet, at South 40 degrees 28 minutes 35 seconds East, to a 1/2" rebar; said 1/2" rebar being the TRUE POINT OF BEGINNING. Thence continuing along said right-of-way of Rockdale Street along a curve to the to the left, an arc length of 291.98 feet, said curve having a radius of 639.27 feet with a chord distance of 289.45 feet, at South 60 degrees 11 minutes 34 seconds East, to a 1/2" rebar found, Thence South 74 degrees 07 minutes 35 seconds East, a distance of 300.78 feet to a 1/2" rebar found; Thence along the arc of a curve to the left, an arc length of 111.45 feet, said curve having a radius of 472.66 feet with a chord distance of 111.19 feet, at South 81 degrees 09 minutes 09 seconds East, to a 5/8" rebar found; Thence continuing along said right-of-way of Rockdale Street along the arc of a curve to the left, with an arc length of 152.85 feet, said curve having a radius of 472.36 feet with a chord distance of 152.19 feet, at North 82 degrees 48 minutes 36 seconds East, to a 5/8" rebar set; Thence leaving said right-of-way South 00 degrees 15 minutes 16 seconds East, a distance of 87.24 feet to a 5/8" rebar set; Thence South 00 degrees 03 minutes 13 seconds East, a distance of 169.40 feet to a 5/8" rebar set; Thence North 89 degrees 57 minutes 14 seconds East, a distance of 394.00 feet to a point on the West right-of-way line of Lois Street, (having a 50-foot right-of-way); Thence along said right-of-way line, South 00 degrees 22 minutes 24 seconds East, a distance of 200.22 feet to a 1/2" rebar found; Thence leaving said right-of-way line, North 88 degrees 30 minutes 55 seconds West, a distance of 1129.64 feet to a 1/2" rebar found; Thence North 01 degrees 44 minutes 25 seconds East, a distance of 349.49 feet to a 1/2" rebar found; Thence North 78 degrees 26 minutes 50 seconds West, a distance of 702.35 feet to a 1/2" rebar found on the Easterly right-of-way Johnson Road; Thence continuing along said right-of-way of Rockdale Street the following courses and distances: North 51 degrees 21 minutes 52 seconds East, a distance of 101.09 feet to a point; along a curve to the to the right, an arc length of 132.86 feet, said curve having a radius of 2531.59 feet with a chord distance of 132.84 feet, at North 53 degrees 03

minutes 47 seconds East, to a 1/2" rebar found; Thence leaving said right-of-way South 72 degrees 15 minutes 20 seconds East, a distance of 303.57 feet to a 1/2" rebar found; Thence North 50 degrees 37 minutes 39 seconds East, a distance of 175.06 feet to a 1/2" rebar found on the Southerly right-of-way of Rockdale Street; said 1/2" rebar found being the TRUE POINT OF BEGINNING. Said tract of land contains 12.327 Acres.

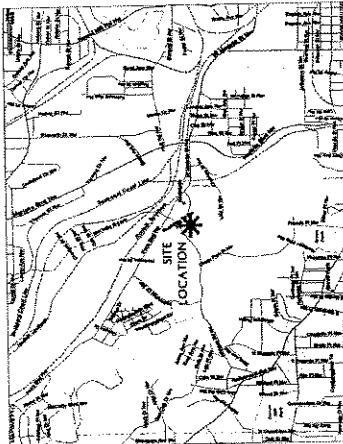
RECEIVED
AUG - 5 2006
BUREAU OF
PLANNING

Z-06-99

CONDITIONS FOR
Z-06-99 for 1602 Johnson Road and 1380 & 1430 Rockdale Street, N.W.

1. A site plan entitled "The Village at West Highlands" by Tunnell-Spangler-Walsh dated September 27, 2006 and marked received by the Bureau of Planning September 28, 2006;
2. A minimum of six (6) handicap accessible units within the complex. There shall be continuous unobstructed accessibility from the nearest public/private street to the garage and onto the main living level where the Master bedroom will be located. The garage shall allow a minimum vertical clearance of 8' on these units.
3. Each unit will accommodate two (2) vehicles in the attached garage. The streets, amenities and other spaces will have enough space for more than 116 additional cars. The additional parking should be distributed throughout the property as guest parking and located as close as practicable to the buildings.
4. Bicycle parking spaces shall be located within amenity area(s).
5. Any perimeter fencing within a twenty-five (25) feet minimum set back from public streets to be constructed of wrought iron. The wrought iron fence shall be supported by stone, brick or stucco (not EIFS) and/or brick pillars no taller than seven (7) feet. The fence shall not be at any point taller than six (6) feet.
6. A distance of a minimum of twenty (20) feet between the street and garage door opening of the front entry units.
7. A minimum of five (5) feet in width of sidewalks along both sides of the public and property streets.
8. Minimum square footage for 2 bedrooms shall be 900 sq ft and for 3 bedrooms 1500 sq ft.
9. Buffer areas around creek shall be protected by typical tree save materials and individual trees as well as 'tree pockets' shall be marked using temporary chain link construction fencing no less than four feet in height prior to and maintained during the period of construction. All reasonable erosion control measures shall be installed outside any undisturbed buffer.
10. Exterior lighting shall be designed, shielded and constructed so as to minimize light spill into those existing surrounding residential structures.
11. Permanent storm water detention facilities shall be located below grade or will be landscaped to minimize visibility from the public right-of-way and after completion remain in compliance with the storm water runoff requirements recently adopted by the City of Atlanta.

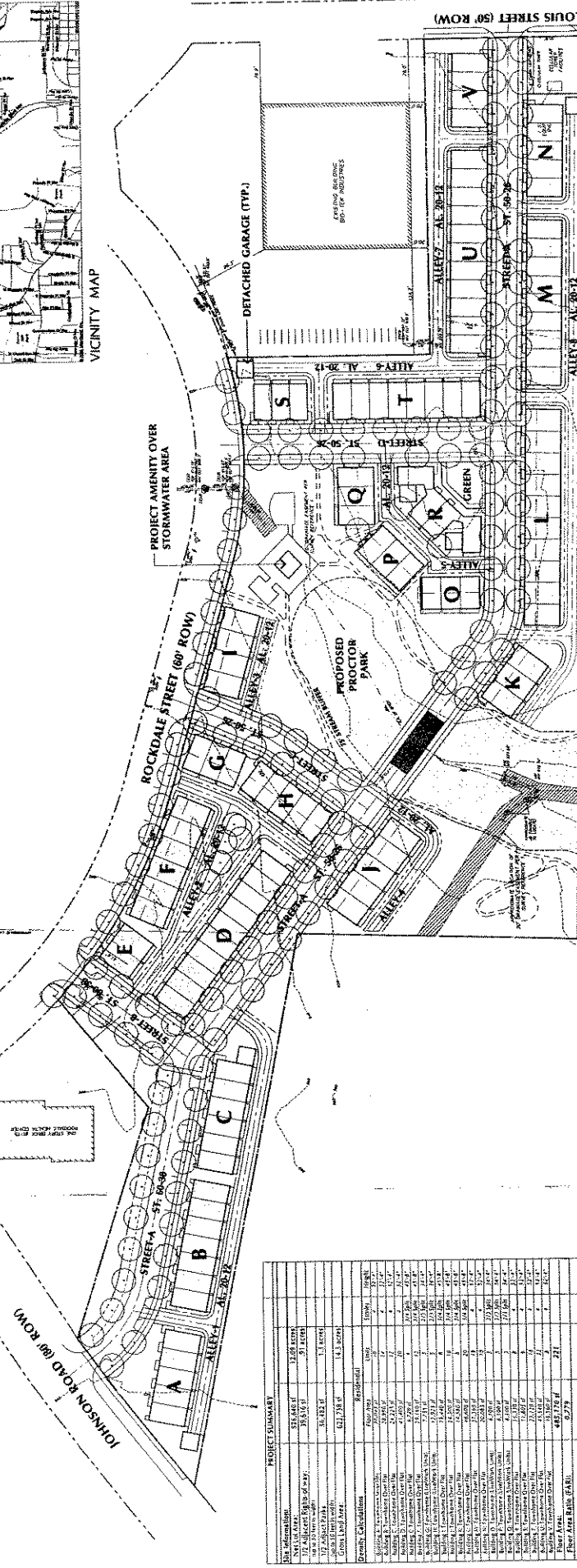
12. Any above-grade concrete retaining wall shall have a brick, stone or stucco (not EIFS) face and shall not exceed four (4) feet in height.
13. Any dry cleaning facilities be a collection facility only. No dry cleaning facility will contain dry cleaning equipment within the proposed development.
14. A copy of its tree save plan to the chairperson of NPU-G and to the City Council Member at the time the proposed plan is submitted to the Bureau of Buildings. Evidence of compliance with the condition shall be a letter transmitting said plan to NPU-G.
15. These conditions of zoning shall be binding upon all successors and assigns of the Applicant. The subdivision, sale, or partition of all or any part of this property shall not alter the obligation of all owners of the property to comply with these conditions of zoning. However, the Applicant will have the right to request administrative changes under the provisions of Section 16-19.005(7)(b) to the Site Plan without such notification so long as such changes are required to comply with technical permitting requirements of the City of Atlanta and do not:
 - (a) increase the number of units
 - (b) decrease the number of parking spaces;
 - (c) change any of the uses or location of said uses specified on the Site Plan;
 - (d) decrease any exterior setback or the amount of landscaped area;
 - (e) materially reduce public access or public spaces.



VICINITY MAP

NOTES:
 1. All units are to be constructed in accordance with the City of Chicago Building Code, 2012 Edition, and the City of Chicago Zoning Ordinance, 2012 Edition.
 2. The total floor area of the project is 1,100,000 sq. ft.
 3. The project is located in the PD-MU District.
 4. The project is located in the 17th Ward.
 5. The project is located in the 204th Precinct.
 6. The project is located in the 221st Precinct.
 7. The project is located in the 221st Precinct.
 8. The project is located in the 221st Precinct.
 9. The project is located in the 221st Precinct.
 10. The project is located in the 221st Precinct.

THIS SITE IS ZONED PD-MU



7-66-99

NOTE: PLEASE REFER TO CONDITIONS OF REZONING FOR FURTHER DETAILS.



LEGEND

UNIT TYPE	WIDTH	# OF STORIES	# OF UNITS	TOTAL #
TOWNHOME OVER FLAT	23'	4	2	132
TOWNHOME OVER FLAT	27'	34 SPLIT	2	68
TOWNHOME OVER FLAT (PHI) WITH DETACHED GARAGE	23'	3	2	12
TOWNHOME W/ REAR LOADED GARAGE, LIVEWORK UNIT	23'	23 SPLIT	1	8
TOWNHOME W/ FRONT LOADED GARAGE, LIVEWORK UNIT	24'	23 SPLIT	1	8

* ALL UNITS HAVE DEPTH OF 40'

UNIT COUNT	TOTAL
TOWNHOMES	17
TOWNHOMES OVER FLATS	204
TOTAL:	221

PROJECT SUMMARY

Item	Area	Volume	Weight	Value
1. Total Area	1,100,000 sq. ft.			
2. Total Volume		1,100,000 cu. ft.		
3. Total Weight			1,100,000 lbs.	
4. Total Value				1,100,000

ZONING PLAN for:
THE VILLAGE AT WEST HIGHLANDS

for: BROCK-BUILT
 by: TUNNEL-SPANGLER-WALSH



September 27, 2006

RCS# 503
9/05/06
2:54 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE 06-O-1919,1920,06-O-1949,1950,1951,1952
1953,1954,1955,1956
REFER

YEAS: 10
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 3
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Hall	Y Fauver	E Martin	Y Norwood
Y Young	Y Shook	B Maddox	E Willis
NV Winslow	Y Muller	E Sheperd	NV Borders

MULTIPLE